

## Urban Design Referral Response

<b>Application Number:</b>	Mod2021/0203
<b>Date:</b>	04/06/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 11 DP 1207743 , 1102 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

The proposed modification to the development application (N0119/14) in response to the formal pre-lodgement meeting (PLM2020/0276) proposes a considered modification in response to Council's formal comments provided to the applicant; to consider the adjacency of the Heritage item to the north, namely, Barrenjoey House, along with further public realm articulation and modification to the built form. Additionally the requirement to address adequate floor to ceiling heights across the development was raised as a further concern.

The considered modifications propose further setting back of the terracing from Pittwater Road, whilst reducing the rear setback to accommodate revision of the built form to the front address, along with further setting back of the north western facade to address the heritage adjacency and view aspects from the wider public domain context.

The further increase in height (817mm) is in response to the requirement to address the provisions in the Apartment Design Guide (ADG) to accommodate recommended floor to ceiling heights. The applicant has duly considered this in their modification.

The modifications adequately address Council's previous concerns and as such can be supported.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Heritage Advisor Conditions:

Nil.